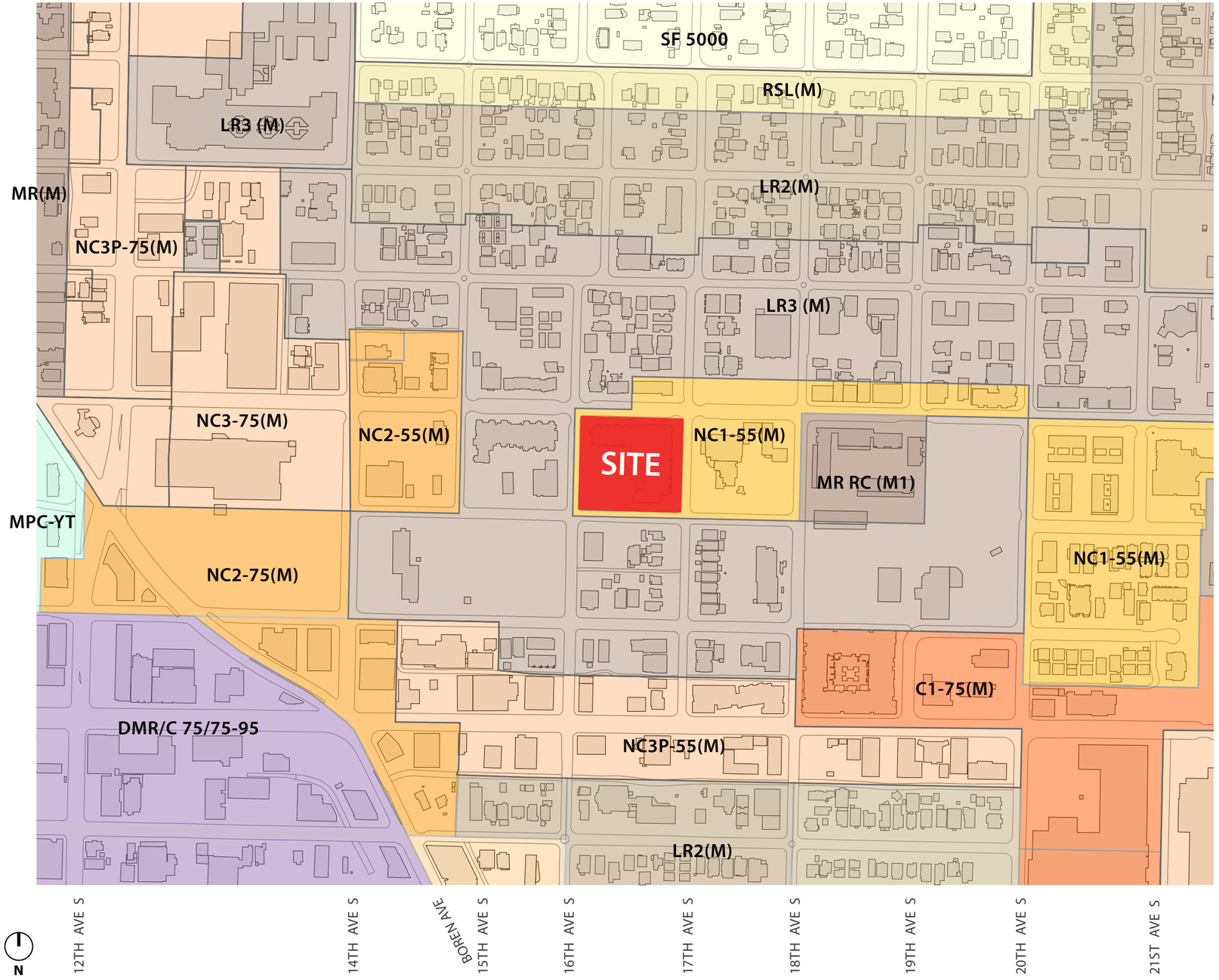
URBAN DESIGN ANALYSIS: EXISTING ZONING



LEGEND

- Residential Small Lot (RSL)
- Neighborhood Commercial 1 (NC1)
- Neighborhood Commercial 2 (NC2)
- neighborhood Commercial 3 (NC3)
- Residential, Multifamily, Midrise (MR)
- Master Planned Community (MPC)
- Residential, Single Family (SF)
- Residential, Multifamily, Lowrise 1 (LR1)
- Residential, Multifamily, Lowrise 2 (LR2)
- Residential, Multifamily, Lowrise 3 (LR3)
- Downtown Mixed Residential (DMR)
- Commercial 1 (C1)

City of Seattle

Preliminary Assessment Report
Project 005215-19PA, 1601 E YESLER WAY

Assessment Completed: 10/11/2019

Project Description: MIXED-USE BUILDING WITH STREET LEVEL RETAIL, GROUND-RELATED HOUSING AND BELOW-GRADE PARKING

Primary Applicant: Daniel Goddard

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Seattle Department of Construction and Inspections (SDCI) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See SDOT Client Assistance Memo 2213 for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with SDCI. **Please bring a copy of this report to your intake appointment.**

Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

SDCI Drainage Requirements
Mujib Kamawal, (206) 256-5485, mujib.kamawal@seattle.gov

SDCI Land Use Requirements
Bradford Davis, (206) 233-7188, Bradford.Davis@seattle.gov

SDCI Preapplication Site Visit Requirements
Kamran Yazdidoost, (206) 684-7914, kamran.yazdidoost@seattle.gov

Seattle City Light Requirements
Thomas Gravell, Thomas.Gravell@seattle.gov

Seattle Department of Transportation Requirements
Hayden Campbell, Hayden.Campbell@seattle.gov

Seattle Public Utilities Requirements
Steve Resnick, (206) 233-7234, ResnicS@seattle.gov

Water Availability

Other Resources

- General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: SDCI and SDOT.
- Detailed zoning information.
- Visit our permit type pages for step-by-step instructions and forms for preparing your application and plans for review.

Requirements

SDCI Drainage Requirements

The following requirements are based on the current stormwater and side sewer codes.
The new 2016 Stormwater Code becomes effective on January 1, 2016. Projects with an accepted application (successful SDCI permit intake) date after December 31, 2015 will be reviewed under the new code. The drainage requirements indicated below are based on the 2016 Stormwater Code. If your project will be submitted prior to January 1, 2016, please contact the SDCI Drainage Reviewer to determine drainage requirements.

Existing Public Drainage Infrastructure

Sanitary sewer main location: **E Yesler Way/S Washington St**

Sanitary sewer main size: **15-inch/8-inch**

Storm drainage main location: **16th Ave S**

Storm drainage main size: **12-Inch**

Drainage

Infiltration Investigation Required: **Yes**

Projects that require On-site Stormwater Management, Flow Control, and/or Water Quality Treatment must first investigate infiltration feasibility before selecting other BMP's. See Seattle Stormwater Manual, Volume 3, Section 3.2 and Appendix D to determine infiltration feasibility. If feasible, infiltration testing per the requirements in Appendix D is required prior to application. Submit a completed Infiltration Checklist with the construction permit application. Checklists are available on the SDCI Stormwater Code website. http://www.seattle.gov/dpd/codesrules/codes/stormwater/default.htm

Please note: projects that infiltrate 5,000 square feet or more of impervious surface area must conduct Groundwater Monitoring for a full wet season or one full year if infiltrating 10,000 square feet or more of impervious surface area. See Table 3.1 in Section 3.2.

Project Type and Drainage Basin

The storm drainage point of discharge (SMC 22.805.020) is located at: **Public storm drain system** 16th Ave S

Project Type: **Parcel-based**

Drainage Basin: **Designated receiving water**

Drainage Control Compliance

Drainage Review Required: **Yes**

Drainage Control Review is required for this project per SMC 22.807.020. Submit a completed **Standard Construction Stormwater Control and Post Construction Soil Management (CSC/SOIL) Plan** and a completed **Standard Drainage and Wastewater Control (DWC) Plan** including the **Site and Drainage Control Summary** from On-site Stormwater Management Calculator.

Note: For projects with 5,000 square feet or more of new plus replaced hard surface, a comprehensive drainage control plan, construction stormwater control plan, soil amendment plan, and drainage report shall be prepared by a licensed engineer.

Soil Amendment Required: **Yes**

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.030.A, SMC 22.805.040.A, or SMC 22.805.050.A. Complete the **Post Construction Soil Management Plan** on the Standard CSC/SOIL Plan.

On-site Stormwater Management Required: **Yes**

Parcel-based projects with 7,000 square feet or more of land disturbing activity, 1,500 square feet or more of new plus replaced hard surface or, if on a lot or parcel created or reduced in size on or after January 1, 2016, 750 square feet or more of new plus replaced hard surface, must implement **On-site Stormwater Management** (infiltration, dispersion, bioretention, green roofs, permeable pavement, rainwater harvesting, etc.) to manage runoff from all hard surfaces on-site per SMC 22.805.050.B. and Director's Rule 21-2015.

Submit an On-site Stormwater Management Calculator and show the On-site Stormwater Management BMP's and surface designation on the Standard Drainage and Wastewater Control Plan.

Flow Control Required: **No***

Based on the information provided, adherence to Flow Control Standards is not required for this project.

*Note: if groundwater will be discharged to the public drainage system, Flow Control may be required. Projects which propose to permanently discharge groundwater shall comply with Minimum Requirements for Discharges to a Capacity-constrained System, SMC Section 22.805.050.A.6 and SMC Section 22.805.060.A.6.

Water Quality
No requirements

Wastewater

The wastewater point of discharge (SMC 21.16.070.B) is located at **Public Sanitary Sewer.**

King County Capacity Charge: All homeowners and building owners in King County's service area (i.e. all Seattle Public Utility Combined and Sanitary Sewers) whose home or building was connected, reconnected or had a new service established to a sewage facility served by King County on or after Feb. 1, 1990 must pay a King County Capacity Charge. (King County Code No. 28.84.050.0.1)

Permanent and Temporary Dewatering

Per SMC 21.16.110, the proposed project requires a separate side sewer permit for temporary dewatering based on the following: excavation greater than 12 feet deep. Public Storm Drain

Approved Point of Discharge for Sub-surface Drainage (e.g. footing drains, sub-surface wall drains, underslab drains, etc.): **Public Storm Drain Main.**

Permanent Groundwater Dewatering

Per SMC 22.805.050.C.7, parcel-based projects that will permanently discharge groundwater to a public drainage system or to a public combined sewer (e.g. the subsurface footing drains or wall drains will extend into a saturated groundwater zone) shall also comply with subsection SMC 22.805.080.B.4 (Peak Control Standard) if the total new plus replaced hard surface is 2,000 square feet or more.

Side Sewer

Connections to Existing Side Sewers

The existing side sewer for a new or converted building or dwelling unit may be reused if the requirements of SMC 21.16.240 are met.

If there is an increase of dwelling units or buildings, the Side Sewer Evaluation and Certification Form must be completed by a licensed engineer and **the side sewer will typically require rehabilitation (e.g. pipe lining)** as directed by Section V.M of the *Requirements for Design and Construction of Side Sewers (Drainage and Wastewater Discharges)* Director's Rule DPD 4-2011/SPU 2011-004.

SDCI Land Use Code Requirements

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (http://www.seattle.gov/transportation/rowimanual/manual/). Show required street improvements on your "enhanced site plan" at SDCI permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to SDCI permit application intake.

17TH AVE S

Curb ramps are required at the intersection adjacent to this lot.

A concrete sidewalk and curb will be required to be installed in the portion of right-of-way abutting this lot.

New structures must be designed to accommodate right-of-way improvements.

This project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found here.

Street Trees are required to meet Land Use Code Requirements for this project. Please see the SDOT portion of this PAR to view these requirements.

S WASHINGTON ST

Curb ramps are required at the intersection adjacent to this lot.

A concrete sidewalk and curb will be required to be installed in the portion of right-of-way abutting this lot.

New structures must be designed to accommodate right-of-way improvements.

This project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found here.

Street Trees are required to meet Land Use Code Requirements for this project. Please see the SDOT portion of this PAR to view these requirements.

Existing curbcuts that will no longer be used are required to be removed, and the curbline reinstalled, per SDOT standards.

E YESLER WAY

Curb ramps are required at the intersection adjacent to this lot.

A concrete sidewalk and curb will be required to be installed in the portion of right-of-way abutting this lot.

Grading to future ROW grade.

New structures must be designed to accommodate right-of-way improvements.

This project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found here.

Street Trees are required to meet Land Use Code Requirements for this project. Please see the SDOT portion of this PAR to view these requirements.

16TH AVE S

Curb ramps are required at the intersection adjacent to this lot.

A concrete sidewalk and curb will be required to be installed in the portion of right-of-way abutting this lot.

New structures must be designed to accommodate right-of-way improvements.

This project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found here.

Street Trees are required to meet Land Use Code Requirements for this project. Please see the SDOT portion of this PAR to view these requirements.

Existing curbcuts that will no longer be used are required to be removed, and the curbline reinstalled, per SDOT standards.

Notes to Applicant

Per SMC 23.53.006.C.2, within urban villages, if the existing sidewalks, curbs, curb ramps and accessible crossings do not comply with the Right-of-Way Improvements Manual,they shall be brought into compliance when development is proposed that abuts any existing street in any zone, except as specified in subsection 23.53.006.F.

Other Requirements

A presubmittal conference is required before to submitting an application. Details for preparing and submitting a presubmittal request form can be found at our Web site (http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).

Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the SDCI Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by SDCI within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

The site plan did not include the following existing or proposed elements:

Trees are not shown. Existing contour @ 2 feet intervals or spot elevation that indicate site topography. Retaining walls are not shown.

ECA Mapping Unit and Type

Non-ECA

Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

Existing ROW Conditions

17TH AVE S

Street conditions:

Asphalt paving

Visible pavement width is: 27 Feet

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 3 Inches inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way. CB is located on 17TH Ave S and S Washington Street

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

S WASHINGTON ST

Street conditions:

Asphalt paving

Visible pavement width is: 36 Feet

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 2 Inches inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way. CB is located on Washington Street and 16TH Ave S

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

E YESLER WAY

Street conditions:

Asphalt paving

Visible pavement width is: 39 Feet

Curb conditions:

Concrete

Approximate curb height: 2 Inches inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way. CB is located on East Yesler Way and 16TH Ave S

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

16TH AVE S

Street conditions:

Asphalt paving

Visible pavement width is: 36 Feet

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 2 Inches inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way. CB is located on 16TH Ave S and S Washington St

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

Potential Impacts to Seattle Parks Property

Park within 100 LF

Tree Protection

Trees greater than 6 inches in diameter as measured 4.5 ft above ground are present on the site but not shown on the site plan. Show the dripline of
1) **all** trees on the site,
2) adjacent trees that encroach on the site that are greater than 6 inches in diameter as measured 4.5 ft above ground, and
3) **all** trees located in the adjacent ROW.
Include common and scientific names for all trees shown. For more information, see Director's Rule 16-2008 and Tip 242.

Per SMC 25.11 and DR 16-2008, exceptional trees may be located on the site. Clearly label all exceptional trees.

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (Director's Rule 17-2017, Volume 2, Storm Water Manual Vols. 1-5).

Show the following on the Construction Stormwater Control and Soil Amendment Standard Plan:

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online.

Inspectors Notes

Include earthwork calculations submittals indicate total cut quantities and total fill/backfill quantities.

Seattle City Light Requirements

Street/Alley Requirements

E YESLER WAY

Clearance from Structures: Fourteen (14) feet radial clearance is required between power lines and any part of the permanent structure per Seattle City Light Construction Standard D2-3 (http://www.seattle.gov/light/engstd/docs2/d2-3.pdf). Transmission lines require greater clearance. Changes to SCL's system to meet clearances are done at the project's expense. There are overhead high voltage lines along the south side of E Yesler Way.

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960 and OSHA 1910.333(c)(3)(i). Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This City Light work is done at the project's expense. City Light may not be able to grant customer requests to temporarily relocate or de-energize the distribution system. There are overhead high voltage lines along the south side of E Yesler Way.

Submit plans for SCL review. An SCL engineer will require scaled building elevation drawings to determine clearances. Survey information and plans must include property line designations along with all pole and high voltage line locations and elevations.

16TH AVE S

Clearance from Structures: Fourteen (14) feet radial clearance is required between power lines and any part of the permanent structure per Seattle City Light Construction Standard D2-3 (http://www.seattle.gov/light/engstd/docs2/d2-3.pdf). Transmission lines require greater clearance. Changes to SCL's system to meet clearances are done at the project's expense. There are overhead high voltage lines along the east side of 16th Ave S.

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960 and OSHA 1910.333(c)(3)(i). Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This City Light work is done at the project's expense. City Light may not be able to grant customer requests to temporarily relocate or de-energize the distribution system. There are overhead high voltage lines along the east side of 16th Ave S.

Submit plans for SCL review. An SCL engineer will require scaled building elevation drawings to determine clearances. Survey information and plans must include property line designations along with all pole and high voltage line locations and elevations.

Based on our assessment of the size of your project, you may need transformers on your private property for power service to your building. This can be done with vaults inside the building, below-grade vaults, or above-grade pads exterior to the building. Include these facilities for your project power needs in your building plans. SCL has access, clearance, size and location requirements for vaults. Some transformers

require long lead times to obtain. Contact SCL well in advance to provide electrical service size and voltage details.

Conservation

Energy Smart Services. Seattle City Light offers energy conservation grants for large new construction projects designed to exceed the energy efficiency requirements of the Seattle Energy Code. Contact Seattle City Light early in the design process to receive free energy analyses and funding estimates by utility staff, and funding for whole-building energy analysis by private sector consultants. The program is win-win. Tenants and buyers are attracted by reduced operating costs, while the project developers benefit from additional LEED points and grants to help offset increases in construction costs. The utility meets load growth through an investment that is less expensive than building new generating facilities. Designers are better able to promote the economics of cutting edge designs. Call (206) 684-3254 today to take advantage of this opportunity.

Notes to Applicant

For new service please contact the Electrical Service Representative for your area several 12-15 before new service is required to determine your electric service design, service location and what kind of service is available at the building site. The design of the distribution system to serve the site shall be within the sole discretion of City Light. An Application for Electrical Service must be submitted to Seattle City Light, (http://www.seattle.gov/light/electricservice/application.asp). The Electrical Service Representative should also be contacted to coordinate electrical disconnections prior to demolition and temporary power for construction. Your Electrical Service Representative is: Chau Luu, 206-386-1671, chau.luu@seattle.gov. Be advised that it is the applicant's responsibility to seek guidance from City Light. Failure to contact City Light early in the permit process could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

SDOT Requirements

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

SDOT Permitting Information

SDOT Plan Requirements: Engineered plan

A 60% complete street improvement plan (SIP) must be approved by SDOT prior to your SDCI construction intake appointment. SIP Design Guidance is required for 60% complete SIP approval; apply early. Please visit SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_sip.htm to obtain SDOT Client Assistance Memos (CAMs) and application materials to assist in developing your street improvement plan (SIP).

Existing conditions review

Coordinate with Metro Transit regarding potential bus stop upgrades, service changes and/or temporary stop relocation. Refer to the Right-of-Way Improvements Manual (ROWIM) 4.25 for additional transit zone enhancements. E bound metro service on E Yesler Way

Consider bicycle safety enhancements. Refer to the city's Bicycle Master Plan Update for best practices. Sharrow on E Yesler Way

Consider pedestrian and bicycle accessibility and safety enhancements along the existing Safe Routes to School walking route.

This site is located within an existing urban center or urban village. Projects in urban villages must comply with the standard sidewalk cross-section defined in the Streets Illustrated Right-of-Way Improvements Manual, Section 3.2.

City planning context

Site is located adjacent to a planned or proposed project identified in the Bicycle Master Plan. The following projects are planned adjacent to the site: Proposed bike lane on E Yesler Way

Street Improvement Requirements

17TH AVE S

Protect existing street trees: Street trees must be protected from injury unless approved for removal by SDOT Urban Forestry. Placing or storing construction materials within the dripline of a street tree or any action predictably leading to the premature death of a street tree or permanent damage to its health, including root cutting, girdling, unauthorized pruning, are not allowed per Director's Rule 3-2014. SDOT Urban Forestry may approve removal and replacement of street trees based on condition assessment. A 2-week Public Notice posting is required before removal of trees approved by SDOT for removal and replacement. **To apply for an SDOT Urban Forestry Construction Permit to authorize pruning or removal, e-mail your request to DOT_LA@seattle.gov.**

All improvements on private property must accommodate the right of way elevation at the property line using the standard cross-section in the ROWIM. Right of way grading may be required to provide vehicular and pedestrian access that meets the standard cross-section.

New/replacement curb ramps: See City's Standard Plans 422 and the current ADA requirements.

Improve the sidewalk and planting strip dimensions to meet the standards listed in the Right-of-Way Improvements Manual for this street type.

Other requirements: SIP triggered for extent of ROW improvements including curb ramps. Impervious surface repairs are calculated to exceed 750 square feet.

Reinstall curb and planting strip at existing, unutilized driveway. See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410.

S WASHINGTON ST

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New street trees: Street trees shall be installed between sidewalk and curb in the planting strip or tree pits, per Streets Illustrated standards (see section 3.6) unless otherwise approved by the SDOT Urban Forestry Landscape Architect's Office. Street trees must be planted between October 1st and April 30th unless installed with automatic irrigation. Property owners are responsible for the ongoing maintenance of street trees, per Director’s Rule 03-14 Street Tree Manual. **To apply for an SDOT Urban Forestry Construction Permit for tree planting, e-mail your request to SDOT Urban Forestry at DOT_LA@seattle.gov and include the project address and SDCI project number in the subject line.**

All improvements on private property must accommodate the right of way elevation at the property line using the standard cross-section in the ROWIM. Right of way grading may be required to provide vehicular and pedestrian access that meets the standard cross-section.

New/replacement curb ramps: See City's Standard Plans 422 and the current ADA requirements.

Improve the sidewalk and planting strip dimensions to meet the standards listed in the Right-of-Way Improvements Manual for this street type.

Reinstall curb and planting strip at existing, unutilized driveway. See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410.

E YESLER WAY

Protect existing street trees: Street trees must be protected from injury unless approved for removal by SDOT Urban Forestry. Placing or storing construction materials within the dripline of a street tree or any action predictably leading to the premature death of a street tree or permanent damage to its health, including root cutting, girdling, unauthorized pruning, are not allowed per Director's Rule 3-2014. SDOT Urban Forestry may approve removal and replacement of street trees based on condition assessment. A 2-week Public Notice posting is required before removal of trees approved by SDOT for removal and replacement. **To apply for an SDOT Urban Forestry Construction Permit to authorize pruning or removal, e-mail your request to DOT_LA@seattle.gov.**

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Reinstall curb and planting strip at existing, unutilized driveway. See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410.

16TH AVE S

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All improvements on private property must accommodate the right of way elevation at the property line using the standard cross-section in the ROWIM. Right of way grading may be required to provide vehicular and pedestrian access that meets the standard cross-section.

New/replacement driveway: If there is a concrete curb in front of the project, the Street Use curb cut permit is issued by SDCI. If there is not a concrete curb in front of the project, a permit must be issued by Street Use. Refer to Standard Plan 430 for driveway curb cut standards.

New/replacement curb ramps: See City's Standard Plans 422 and the current ADA requirements.

Improve the sidewalk and planting strip dimensions to meet the standards listed in the Right-of-Way Improvements Manual for this street type.

Reinstall curb and planting strip at existing, unutilized driveway. See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410.

Construction management

Construction staging in the right-of-way (ROW) may not be allowed, particularly on streets in a construction coordination hub (i.e. Downtown Core, South Lake Union, or Capitol Hill) or on streets with peak hour parking restrictions.

Maintain pedestrian mobility around the site and peak hour traffic flow during construction. Review SDOT CAM 2110 and Director's Rule 10-2015:
http://www.seattle.gov/Documents/Departments/SDOT/CAMs/cam2110.pdf

This project is in an area with multiple private and public projects impacting the right-of-way. Coordination with the SDOT Project Coordination and Construction Office (PCCO) project manager is strongly encouraged.
Contact john.scanlon@seattle.gov

SPU Requirements

Flow Control Compliance

Soil Amendment. Retain and protect undisturbed soil in areas not being developed, and prior to completion of the project, amend all new, replaced, and disturbed topsoil (including construction lay-down areas) with organic matter to the extent required by and in compliance with the rules promulgated by the Director.

On-site Stormwater Management. All trail and sidewalk projects with 2,000 square feet or more of new plus replaced hard surface or 7,000 square feet or more of land disturbing activity shall meet the Minimum Requirements for On-site Stormwater Management contained in Section 22.805.070, to the extent allowed by law.

Water Availability

Your project requires a water availability assessment. If the assessment results in water system improvements, you will be required to follow SDOT's Street Improvement Permit Process (see CAM 2200 available at: http://www.seattle.gov/transportation/stuse_docs.htm).

Water Availability Certificate reference number: 20191771
Water Availability Certificate status: Approved with No Changes
Prepared by: Janet Thomas

Existing Water System Information

Proximity of nearest fire hydrant is: 145 feet S of property. Meets standards.
Water Main:
Size: 20 inches Material: Cast Iron Class: Unk
- Abutting
Water Main is available to serve in: E Yesler Way
Distance of main to S margin of street is 46 feet.
Public ROW width is 66 feet.

Water Service(s):
Size: 6" Material: Ductile Iron
Size: 4" Material: Ductile Iron

SOLID WASTE

SPU review of solid waste storage and service plans is **required** for:

- all multifamily, mixed-use and townhouse developments greater than 5 units;
- all commercial and industrial buildings;
- buildings using compactors;
- buildings seeking a storage or access variance from land use code.

Please review the land use and solid waste code for solid waste and the guidelines found in **CAM 1301: Solid Waste Information for Developers** (http://www.seattle.gov/util/ForBusinesses/Construction/SolidWasteforDevelopers/index.htm). For the property types listed above, please submit the **Checklist for Developers** to Angela Wallis at angela.wallis@seattle.gov, or call: (206) 684-4166 with questions.

SPU Sewer/Drainage Availability Requirements

Other Requirements

If the scope of your proposed project changes before your SDCI intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our SDCI intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, Michale.Crooks@seattle.gov, or visit the Licensing and Tax Administration Division website.